

A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION THREE (3) AND A PART OF THE NORTHEAST QUARTER OF SECTION TEN (10). TOWNSHIP TWELVE (12) NORTH AND RANGE FOUR (4) EAST, JOHNSON COUNTY, STATE OF INDIANA: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION (10); THENCE NORTH SIXTEEN AND SIXTY-FOUR HUNDREDTHS (16.64) CHAINS; THENCE EAST ELEVEN AND FIFTY-HUNDREDTHS (11.50) CHAINS TO THE RIGHT-OF-WAY OF THE INDIANAPOLIS, COLUMBUS AND SOUTHERN TRACTION COMPANY; THENCE SOUTHEASTERLY WITH SAID LINE, TO THE MIDDLE OF A PUBLIC HIGHWAY; THENCE SOUTH EIGHTY-ONE (81) DEGREES WEST WITH SAID HIGHWAY TWENTY-TWO (22) CHAINS; THENCE NORTH TWENTY-ONE AND THIRTY-SIX HUNDREDTHS (21.36) CHAINS TO THE PLACE OF BEGINNING. EXCEPT THEREFROM ANY PART OF THE REAL ESTATE LYING WITHIN SAID SECTION THREE (3) AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED FIVE (5) PARCELS OF REAL ESTATE:

A PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, FRANKLIN TOWNSHIP, JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH ON AND ALONG THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 1408.97 FEET TO A POINT IN COUNTY ROAD 175 NORTH; THENCE NORTH 82 DEGREES 58 MINUTES 35 SECONDS EAST ON AND ALONG THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD A DISTANCE OF 864.61 FEET TO THE POINT OF BEGINNING: THENCE NORTH 16 DEGREES 21 MINUTES OO SECONDS WEST A DISTANCE OF 342.06 FEET: THENCE NORTH 82 DEGREES 58 MINUTES 35 SECONDS EAST A DISTANCE OF 516.21 FEET TO A POINT IN THE WEST RIGHT—OF—WAY LINE OF U.S. HIGHWAY NO. 31; THENCE SOUTH 16 DEGREES 21 MINUTES OO SECONDS EAST ON AND ALONG THE SAID WEST RIGHT—OF WAY LINE A DISTANCE OF 342.06 FEET TO A POINT IN THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD; THENCE SOUTH 82 DEGREES 58 MINUTES 35 SECONDS WEST ON AND ALONG THE APPROXIMATE CENTERLINE OF SAID ROAD A DISTANCE OF 516.21 FEET TO THE POINT OF BEGINNING, CONTAINING 4.000 ACRES, MORE OR LESS.

INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION MARKED BY A STONE FOUND IN PLACE; THENCE SOUTH 89 DEGREES 59 MINUTES 17 SECONDS EAST ON AND ALONG THE NORTH LINE THEREOF A DISTANCE OF 288.16 FEET TO THE POINT OF BEGINNING MARKED BY AN IRON PIN SET THIS SURVEY; THENCE CONTINUING SOUTH 89 DEGREES 59 MINUTES 17 SECONDS EAST ON AND ALONG SAID NORTH LINE A DISTANCE OF 700.00 FEET TO AN IRON PIN FOUND ON THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 31: THENCE SOUTH 13 EGREES 22 MINUTES 53 SECONDS EAST ON AND ALONG SAID RIGHT—OF—WAY LINE A DISTANCE OF 350.00 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 7 SECONDS WEST A DISTANCE OF 700.00 FEET; THENCE NORTH 13 DEGREES 22 MINUTES 53 SECONDS WEST A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.4715 ACRES, MORE OR LESS,

A PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY,

A PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION: THENCE SOUTH 89 DEGREES 59 MINUTES 17 SECONDS EAST A DISTANCE OF 288.16 FEET; THENCE SOUTH 13 DEGREES 22 MINUTES 53 SECONDS EAST A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 59 MINUTES 17 SECONDS EAST A DISTANCE OF 610.00 FEET; THENCE SOUTH 05 DEGREES 12 MINUTES 24 SECONDS EAST ON AND ALONG THE WEST LINE OF THE LANDS OF FRANKLIN COMMUNITY SCHOOL CORPORATION A DISTANCE OF 48.65 FEET; THENCE SOUTH 86 DEGREES 17 MINUTES 49 SECONDS WEST ON AND ALONG THE NORTH RIGHT—OF—WAY OF COMMERCE DRIVE A DISTANCE OF 594.98 FEET: THENCE NORTH 13 DEGREES 22 MINUTES 53 SECONDS WEST A DISTANCE OF 89.43 FEET TO THE POINT OF BEGINNING CONTAINING 0.941 ACRES MORE OR

EXCEPTION NO. 4 ACQUIRED BY FRANKLIN COMMUNITY SCHOOL CORPORATION PURSUANT TO SECOND AMENDED ORDER AUTHORIZING ACQUISITION OF PROPERTY UNDER CAUSE NO. 41D03-0506-MI-20, JOHNSON COUNTY SUPERIOR COURT 1, FILED SEPTEMBER 26, 2005 AND RECORDED SEPTEMBER 14, 2006 AS INSTRUMENT NO. 2006-23945, DESCRIBED AS FOLLOWS: PART OF NORTH HALF OF SECTION 9 AND A PART OF THE NORTH HALF OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 10; THENCE ALONG THE NORTH LINE OF SECTION 10, NORTH 88 DEGREES 47 MINUTES 07 SECONDS EAST, 1207.61 FEET TO A NON-TANGENT CURVE THE RADIUS OF WHICH BEARS SOUTH 13 DEGREES 21 MINUTES 54 SECONDS WEST, 2080.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 53 MINUTES 03 SECONDS ALONG SAID CURVE 395.13 FEET; THENCE SOUTH 65 DEGREES 44 MINUTES 30 SECONDS EAST, 297.06 FEET TO A TANGENT CURVE, CONCAVE TO THE NORTH HAVING A RADIUS OF 1920.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3 DEGREES 17 MINUTES 25 SECONDS ALONG SAID CURVE 1015.04 FEET; THENCE NORTH 84 DEGREES 02 MINUTES 34 SECONDS EAST, 900.00 FEET; THENCE SOUTH 15 DEGREES 39 MINUTES 55 SECONDS EAST, 147.11 FEET; THENCE NORTH 89 DEGREES 06 MINUTES 52 SECONDS WEST ,70.50 FEET; THENCE SOUTH 22 DEGREES 33 MINUTES 58 SECONDS WEST, 20.94 FEET; THENĆE SOUTH 84 DEGREES 02 MINUTES 35 SECONDS WEST, 30.00 FEET; THENĆE NORTH 36 DEGREES 55 MINUTES 15 SECONDS WEST, 29.15 FEET; THENCE SOUTH 84 DEGREES 02 MINUTES 34 SECONDS WEST, 802.40 FEET TO A TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2050.00 FEET; THENCE WESTERLY THROUGH A CENTRAL ANGLE OF 30 DEGREES 12 MINUTES 56 SECONDS ALONG SAID CURVE 1081.09 FEET: THENCE NORTH 65 DEGREES 44 MINUTES 31 SECONDS WEST, 142.87 FEET: THENCE NORTH 71 DEGREES 18 MINUTES 1 SECONDS WEST, 154.72 FEET; THENCE NORTH 68 DEGREES 38 MINUTES 53 SECONDS WEST, 141.17 FEET; THENCE NORTH 65 DEGREES 24 MINUTES 45

THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 50 MINUTES 24 SECONDS EAST, 1161.60 FEET; TO THE POINT OF BEGINNING, CONTAINING 11.382 EXCEPTION NO. 5 ACQUIRED BY FRANKLIN COMMUNITY SCHOOL CORPORATION PURSUANT TO SECOND AMENDED ORDER AUTHORIZING ACQUISITION OF PROPERTY UNDER CAUSE NO. 41D03-0506-MI-20, JOHNSON COUNTY SUPERIOR COURT 1, FILED SEPTEMBER 26, 2005 AND RECORDED SEPTEMBER 14, 2006 AS INSTRUMENT NO. 2006-23945, DESCRIBED AS FOLLOWS: A PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST, JOHNSON COUNTY INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF NORTHEAST QUARTER OF SAID SECTION 10: THENCE ALONG THE NORTH LINE OF SAID SECTION NORTH 87 DEGREES 47 MINUTES 10 SECONDS EAST, 1008.71 FEET; THENCE SOUTH 11 DEGREES 40 MINUTES 19 SECONDS EAST, 388.74 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE WEST RIGHT-OF-WAY OF STATE ROAD 31, SOUTH 11 DEGREES 40 MINUTES 19 SECONDS EAST, 95.58 FEET; THENCE ALONG SAID WEST RIGHT-OF-WAY, SOUTH 19 DEGREES 40 MINUTES 49 SECONDS EAST, 95.06 FEET; THENCE NORTH 56 DEGREES 07 MINUTES 19 SECONDS WEST, 66.27 FEET; THENCE NORTH 15 DEGREES 39 MINUTES 55 SECONDS WEST, 147.11 FEET; THENCE NORTH 84

SECONDS WEST, 146.57 FEET TO A NON—TANGENT CURVE THE RADIUS OF WHICH BEARS SOUTH 15 DEGREES 46 MINUTES 46 SECONDS WEST, 1950.00 FEET THENCE WESTERLY THROUGH A CENTRAL ANGLE OF 16 DEGREES 13 MINUTES 45 SECONDS ALONG SAID CURVE 552.35 FEET: THENCE SOUTH 89 DEGREES

32 MINUTES 49 SECONDS WEST, 1233.50 FEET; THENCE NORTH 84 DEGREES 44 MINUTES 34 SECONDS WEST, 50.25 FEET; THENCE SOUTH 89 DEGREES 32

MINUTES 49 SECONDS WEST, 589.80 FEET; THENCE NORTH OO DEGREES 39 MINUTES 31 SECONDS EAST, 54.64 FEET TO THE NORTH LINE OF SECTION 9;

THE NORTHWEST QUARTER OF SECTION TEN (10), TOWNSHIP TWELVE (12) NORTH, RANGE FOUR (4) EAST, CONTAINING ONE HUNDRED SIXTY (160) ACRES, MORE OR LESS. AND A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP AND RANGE AFORESAID, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID HALF QUARTER SECTION; THENCE EAST ALONG AND UPON THE SOUTH LINE THEREOF THIRTY—FOUR (34) RODS AND TWELVE (12) LINKS; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID HALF QUARTER SECTION TO THE MIDDLE OF THE COUNTY ROAD RUNNING EAST AND WEST THROUGH SAID HALF QUARTER SECTION; THENCE WEST ALONG AND WITH THE MIDDLE LINE OF SAID ROAD THIRTY-FOUR (34) RODS AND TWELVE (12) LINKS TO THE WEST LINE OF HALF QUARTER SECTION: THENCE SOUTH ALONG AND UPON SAID WEST LINE SEVENTY—NINE (79) RODS AND EIGHTEEN AND TWO—THIRDS (18—2/3) LINKS TO THE PLACE OF BEGINNING, CONTAINING SEVENTEEN AND ONE—HALF

(17-1/2) ACRES, MORE OR LESS. EXCEPTING THEREFROM THE FOLLOWING DESCRIBED SEVEN (7) PARCELS OF REAL ESTATE:

BEGINNING, CONTAINING 0.1588 ACRES, MORE OR LESS.

DEGREES 02 MINUTES 34 SECONDS EAST, 43.63 FEET TO THE POINT OF BEGINNING. CONTAINING 0.152 ACRES.

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, FRANKLIN TOWNSHIP, JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 90 DEGREES OO MINUTES OO SECONDS WEST (ASSUMED BEARING) ON AND ALONG THE CENTERLINE OF COUNTY ROAD 175 NORTH A DISTANCE OF 290.93 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 07 MINUTES 58 SECONDS WEST A DISTANCE OF 306.07 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS WEST A DISTANCE OF 153.56 FEET; THENCE NORTH 00 DEGREES 40 MINUTES 10 SECONDS EAST A DISTANCE OF 306.14 FEET TO THE CENTERLINE OF SAID COUNTY ROAD; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 150.69 FEET TO THE POINT OF BEGINNING, CONTAINING 1.07 ACRES, MORE OR LESS.

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, FRANKLIN TOWNSHIP, JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCI SOUTH 86 DEGREES 41 MINUTES 03 SECONDS WEST A DISTANCE OF 266.15 FEET; THENCE NORTH O DEGREES 01 MINUTE 30 SECONDS EAST A DISTANCE OF 1330.46 FEET TO THE CENTER OF SIMON ROAD; THENCE NORTH 89 DEGREES 38 MINUTES 30 SECONDS EAST ON AND ALONG SAID ROAD CENTERLINE DISTANCE OF 267.66 FEET; THENCE NORTH 82 DEGREES 14 MINUTES 24 SECONDS EAST ON AND ALONG THE CENTERLINE OF SIMON ROAD A DISTANCE OF 568.79 FEET; THENCE SOUTH O DEGREES 01 MINUTE 30 SECONDS WEST ON AND ALONG THE WEST LINE OF DEERTRACE SUBDIVISION A DISTANCE OF 1352.66 FEET; THENCE SOUTH 0 DEGREES 37 MINUTES 49 SECONDS EAST A DISTANCE OF 9.98 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 86 DEGREES 52 MINUTES 24 SECONDS WEST ON AND ALONG SAID SOUTH LINE A DISTANCE OF 566.48 FEET TO THE POINT OF BEGINNING, CONTAINING 25.4697 ACRES, MORE OR LESS.

EXCEPTION NO. 3 A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, FRANKLIN TOWNSHIP, JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 86 DEGREES 41 MINUTES 03 SECONDS WEST A DISTANCE OF 266.15 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 01 MINUTE 30 SECONDS EAST A DISTANCE OF 1024.38 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 35 SECONDS WEST ON AND ALONG THE SOUTH LINE OF DEED RECORD 274, PAGE 511, IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA, EXTENDED A DISTANCE OF 175.48 FEET; THENCE SOUTH OO DEGREES 01 MINUTE 30 SECONDS WEST A DISTANCE OF 1033.40 FEET; THENCE NORTH 86 DEGREES 41 MINUTES 03 SECONDS EAST ON AND ALONG THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 175.78

FEET TO THE POINT OF BEGINNING, CONTAINING 4.1448 ACRES, MORE OR LESS. A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, FRANKLIN TOWNSHIP, JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 86 DEGREES 41 MINUTES 03 SECONDS WEST A DISTANCE OF 266.15 FEET; THENCE NORTH 0 DEGREES 01 MINUTE 30 SECONDS EAST A DISTANCE OF 1024.38 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 EGREES 37 MINUTES 35 SECONDS WEST ON AND ALONG THE SOUTH LINE OF DEED RECORD 274, PAGE 511 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA EXTENDED A DISTANCE OF 21.92 FEET; THENCE NORTH O DEGREES 01 MINUTE 53 SECONDS WEST ON AND ALONG THE EAST LINE OF SAID DEED RECORD PARCEL A DISTANCE OF 306.08 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 30 SECONDS EAST ON AND ALONG THE NORTH LINE OF SAID QUARTER SECTION A DISTANCE OF 23.27 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 30 SECONDS WEST A DISTANCE OF 306.08 FEET TO THE POINT OF

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10. TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, FRANKLIN TOWNSHIP, JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 86 DEGREES 41 MINUTES 03 SECONDS WEST A DISTANCE OF 441.93 FEET TO THE POINT OF BEGINNING; THENCE NORTH OO DEGREES 01 MINUTE 30 SECONDS EAST A DISTANCE OF 1339.54 FEET TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 38 MINUTES 30 SECONDS WEST ON AND ALONG THE SAID NORTH LINE A DISTANCE OF 449.29 FEET: THENCE SOUTH OO DEGREES OO MINUTES 27 SECONDS EAST A DISTANCE OF 1362.71 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION: THENCE NORTH 86 DEGREES 41 MINUTES 03 SECONDS EAST ON AND ALONG THE SAID SOUTH LINE A DISTANCE OF 449.27 FEET TO THE POINT OF BEGINNING,

CONTAINING 13.9234 ACRES, MORE OR LESS. A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, FRANKLIN TOWNSHIP, JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 86 DEGREES 41 MINUTES 03 SECONDS WEST A DISTANCE OF 891.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH OO DEGREES OO MINUTES 27 SECONDS WEST A DISTANCE OF 1362.71 FEET TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 38 MINUTES 30 SECTIONS WEST ON AND ALONG THE SAID NORTH LINE A DISTANCE OF 441.78 ET; THENCE SOUTH 00 DEGREES 01 MINUTE 30 SECONDS WEST A DISTANCE OF 1385.50 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE

DEGREES 49 MINUTES 45 SECONDS EAST A DISTANCE OF 330.00 FEET TO THE EAST LINE OF SAID QUARTER SECTION; THENCE CONTINUING NORTH 88

DEGREES 49 MINUTES 45 SECONDS EAST A DISTANCE OF 18.84 FEET; THENCE SOUTH 00 DEGREES 50 MINUTES 03 SECONDS WEST A DISTANCE OF 693.01

NORTH 86 DEGREES 41 MINUTES 03 SECONDS EAST ON AND ALONG THE SAID SOUTH LINE A DISTANCE OF 441.76 FEET TO THE POINT OF BEGINNING, CONTAINING 13.9234 ACRES, MORE OR LESS. A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN FRANKLIN TOWNSHIP, JOHNSON COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWES' QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 88 DEGREES 49 MINUTES 45 SECONDS WEST A DISTANCE OF 330.00 FEET ON AND ALONG THE SOUTH LINE THEREOF; THENCE NORTH OO DEGREES O2 MINUTES 29 SECONDS WEST A DISTANCE OF 692.91 FEET; THENCE NORTH 88

EET; THENCE SOUTH 87 DEGREES 28 MINUTES 59 SECONDS WEST A DISTANCE OF 8.25 FEET TO THE POINT OF BEGINNING, CONTAINING 5.4636 ACRES, MORE OR LESS. EXCEPTION NO. 8 ACQUIRED BY FRANKLIN COMMUNITY SCHOOL CORPORATION PURSUANT TO SECOND AMENDED ORDER AUTHORIZING ACQUISITION OF PROPERTY UNDER CAUSE NO. 41D03-0506-MI-20, JOHNSON COUNTY SUPERIOR COURT 1, FILED SEPTEMBER 26, 2005 AND RECORDED SEPTEMBER 14, 2006 AS INSTRUMENT NO. 2006-23945, DESCRIBED AS FOLLOWS: PART OF NORTH HALF OF SECTION 9 AND A PART OF THE NORTH HALF OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 10; THENCE ALONG THE NORTH LINE OF SECTION 10. NORTH 88 DEGREES 47 MINUTES 07 SECONDS EAST. 1207.61 FEET TO A NON-TANGENT CURVE THE RADIUS OF WHICH BEARS SOUTH 13 DEGREES 21 MINUTES 54 SECONDS WEST, 2080.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 53 MINUTES 03 SECONDS ALONG SAID CURVE 395.13 FEET; THENCE SOUTH 65 DEGREES 44 MINUTES 30 SECONDS EAST, 297.06 FEET TO A

TANGENT CURVE, CONCAVE TO THE NORTH HAVING A RADIUS OF 1920.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30 DEGREES 17 MINUTES 25 SECONDS ALONG SAID CURVE 1015.04 FEET; THENCE NORTH 84 DEGREES 02 MINUTES 34 SECONDS EAST, 900.00 FEET; THENCE SOUTH 15 DEGREES 39 MINUTES 55 SECONDS EAST, 147.11 FEET; THENCE NORTH 89 DEGREES 06 MINUTES 52 SECONDS WEST ,70.50 FEET; THENCE SOUTH 22 DEGREES 33 MINUTES 58 SECONDS WEST, 20.94 FEET: THENCE SOUTH 84 DEGREES 02 MINUTES 35 SECONDS WEST, 30.00 FEET: THENCE NORTH 36 DEGREES 55 MINUTES 15 SECONDS WEST, 29.15 FEET; THENCE SOUTH 84 DEGREES 02 MINUTES 34 SECONDS WEST, 802.40 FEET TO A TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2050.00 FEET; THENCE WESTERLY THROUGH A CENTRAL ANGLE OF 30 DEGREES 12 MINUTES 56 SECONDS ALONG SAID CURVE 1081.09 FEET; THENCE NORTH 65 DEGREES 44 MINUTES 31 SECONDS WEST, 142.87 FEET; THENCE NORTH 71 DEGREES 18 MINUTES 14 SECONDS WEST, 154.72 FEET; THENCE NORTH 68 DEGREES 38 MINUTES 53 SECONDS WEST. 141.17 FEET; THENCE NORTH 65 DEGREES 24 MINUTES 45 SECONDS WEST, 146.57 FEET TO A NON-TANGENT CURVE THE RADIUS OF WHICH BEARS SOUTH 15 DEGREES 46 MINUTES 46 SECONDS WEST. 1950.00 FEET: THENCE WESTERLY THROUGH A CENTRAL ANGLE OF 16 DEGREES 13 MINUTES 45 SECONDS ALONG SAID CURVE 552.35 FEET: THENCE SOUTH 89 DEGREES 32 MINUTES 49 SECONDS WEST, 1233.50 FEET; THENCE NORTH 84 DEGREES 44 MINUTES 34 SECONDS WEST, 50.25 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 49 SECONDS WEST, 589.80 FEET: THENCE NORTH OO DEGREES 39 MINUTES 31 SECONDS EAST, 54.64 FEET TO THE NORTH LINE OF SECTION 9: THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 50 MINUTES 24 SECONDS EAST, 1161.60 FEET; TO THE POINT OF BEGINNING, CONTAINING 11.382

SUBJECT PROPERTY DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF SECTION TEN (10), TOWNSHIP TWELVE (12) NORTH, RANGE FOUR (4), EAST OF THE 2ND PRINCIPAL MERIDIAN, JOHNSON COUNTY, STATE OF INDIANA DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10, BEING A STONE FOUND PER JOHNSON COUNTY SECTION CORNER RECORD CE-40; THENCE SOUTH OO DEGREES 08 MINUTES 43 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, BEING A LINE CONNECTING SAID STONE FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10 AND A STONE FOUND AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10 PER JOHNSON COUNTY SECTION CORNER RECORD CG-40, A DISTANCE OF 579.84 FEET TO A POINT ON THE SOUTH LINE OF THE PARCEL DESCRIBED IN EXHIBIT " A" OF INSTRUMENT NUMBER 2006-023945, RECORDED SEPTEMBER 14. 2006 IN THE JOHNSON COUNTY RECORDER'S OFFICE:

1) EASTERLY, 167.45 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 2050.00 FEET,

6) SOUTH 89 DEGREES 43 MINUTES 54 SECONDS EAST, A DISTANCE OF 70.50 FEET TO THE

SOUTHFAST CORNER OF THE PARCEL DESCRIBED IN SAID EXHIBIT " A", BEING ALSO THE

SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 85 DEGREES 45 MINUTES 56 SECONDS EAST AND A LENGTH OF 167 40 FEET 2) NORTH 83 DEGREES 25 MINUTES 32 SECONDS EAST, A DISTANCE OF 802.40 FEET; 3) SOUTH 37 DEGREES 32 MINUTES 17 SECONDS EAST, A DISTANCE OF 29.15 FEET; 4) NORTH 83 DEGREES 25 MINUTES 33 SECONDS EAST, A DISTANCE OF 30.00 FEET;) NORTH 21 DEGREES 56 MINUTES 56 SECONDS EAST, A DISTANCE OF 20.94 FEET;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL THE FOLLOWING SIX (6) COURSES:

SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN EXHIBIT "B" OF SAID INSTRUMENT NUMBER 2006-023945: THENCE ALONG THE SOUTHERLY LINE OF THE PARCEL DESCRIBED IN SAID EXHIBIT "B", SOUTH 56 DEGREES 44 MINUTES 21 SECONDS EAST, A DISTANCE OF 66.27 FEET TO A POINT STATED IN SAID EXHIBIT "B" AS BEING ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 31 (U.S. HIGHWAY 31); THENCE ALONG THE PURPORTED WEST RIGHT-OF-WAY LINE OF STATE ROAD 31 (U.S. HIGHWAY 31), SOUTH 17 DEGREES 37 MINUTES 51 SECONDS EAST, A DISTANCE OF 422.43 FEET TO THE NORTHEAST CORNER OF THE PARCEL PER THE WARRANTY DEED RECORDED AUGUST 26, 1993 IN BOOK 272, PAGE 516, SAID NORTHEAST CORNER STATED IN SAID WARRANTY DEED AS BEING ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 31: THENCE ALONG THE NORTH LINE OF THE PARCEL PER SAID WARRANTY DEED. SOUTH 83 DEGREES 07 MINUTES 18 SECONDS WEST, A DISTANCE OF 516.21 FEET TO THE NORTHWEST CORNER OF SAID THENCE ALONG THE WEST LINE OF SAID PARCEL, SOUTH 16 DEGREES 12 MINUTES 17 SECONDS EAST, A DISTANCE OF 341.10 FEET TO A POINT IN THE CENTERLINE OF COUNTY ROAD 175 NORTH

THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES: 1) SOUTH 82 DEGREES 55 MINUTES 15 SECONDS WEST, A DISTANCE OF 859.97 FEET TO AN APPARENT ANGLE POINT IN SAID CENTERLINE; 2) NORTH 89 DEGREES 40 MINUTES 25 SECONDS WEST, A DISTANCE OF 4.71 FEET TO A POINT ON SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 10: THENCE ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 10, NORTH 00 DEGREES 08 MINUTES 43 SECONDS EAST, A DISTANCE OF 830.62 FEET TO THE POINT OF BEGINNING, CONTAINING 19.47 ACRES, MORE OR LESS.

(ALSO KNOWN AS SIMON ROAD);

A PART OF THE NORTHWEST QUARTER OF SECTION TEN (10), TOWNSHIP TWELVE (12) NORTH, RANGE FOUR (4), EAST OF THE 2ND PRINCIPAL MERIDIAN, JOHNSON COUNTY, STATE OF INDIANA DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10, BEING A STONE FOUND PER JOHNSON COUNTY SECTION CORNER RECORD CE-40; THENCE SOUTH 00 DEGREES 08 MINUTES 43 SECONDS WEST, ALONG THE EAST LINE OF TH NORTHWEST QUARTER OF SAID SECTION 10, BEING A LINE CONNECTING SAID STONE FOUND AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10 AND A STONE FOUND AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10 PER JOHNSON COUNTY SECTION CORNER RECORD CG-40, A DISTANCE OF 579.84 FEET TO A POINT ON THE SOUTH LINE OF THE PARCEL DESCRIBED IN EXHIBIT "A" OF INSTRUMENT NUMBER 2006-023945, RECORDED SEPTEMBER 14, 2006 IN THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE CONTINUING ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, SOUTH 00 DEGREES 08 MINUTES 43 SECONDS WEST, A DISTANCE OF 830.62 FEET TO A POINT IN THE CENTERLINE OF COUNTY ROAD 175 NORTH (ALSO KNOWN AS SIMON ROAD); THENCE ALONG SAID CENTERLINE, NORTH 89 DEGREES 40 MINUTES 25 SECONDS WEST, A DISTANCE THENCE NORTH 00 DEGREES 08 MINUTES 43 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 831.30 FEET TO A POINT ON THE SOUTH LINE OF THE PARCEL DESCRIBED IN SAID EXHIBIT "A" OF INSTRUMENT NUMBER THENCE ALONG THE SOUTH LINE OF SAID PARCEL, EASTERLY, 175.06 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 2050.00 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 89 DEGREES 26 MINUTES 53 SECONDS EAST AND A LENGTH OF 175.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.33 ACRES, MORE OR LESS.

AREA SCHEDULE:

PARCEL A: 848,051 S.F. OR 19.47 ACRES (MORE OR LESS) PARCEL B: 145,200 S.F. OR 3.33 ACRES (MORE OR LESS) 993,251 S.F. OR 22.80 ACRES (MORE OR LESS)

ZONING INFORMATION:

PARCEL A: CITY OF FRANKLIN ZONING; MXC - MIXED USE COMMUNITY PARCEL B: JOHNSON COUNTY ZONING: RS-1 AGRICULTURAL

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88 IRON ROD SET - SEE DRAWING FOR LOCATION. <u> ELEVATION = 762.12</u>

1. "M." DESIGNATES MEASURED DIMENSION/BEARING, "R1." DESIGNATES RECORD DIMENSION/BEARING PER DEED BOOK 272, PAGE 516, "R2." DESIGNATES RECORD DIMENSION/BEARING PER INSTR. NO.

2. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF

3. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. 4. THE SUBJECT PROPERTY CONTAINS NO PARKING STALLS.

5. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT TIME OF SURVEY. 6. SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT TIME OF

7. THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT TIME OF SURVEY. 8. PARCELS A AND B ARE CONTIGUOUS. THERE ARE NO GAPS OR GORES BETWEEN THEM.

FLOOD ZONE INFORMATION:

I. FURTHER CERTIFY THAT ACCORDING TO THE FLOOD INSURANCE RATE MAP — MAP NUMBER 18081C0139D, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WITH AN EFFECTIVE DATE OF AUGUST 2, 2007, WHICH IS THE MOST CURRENT FLOOD INSURANCE RATE MAP AVAILABLE ON FEMA'S WEBSITE, THIS SITE IS LOCATED IN ZONE "X" (NO SHADING) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEYOR UTILIZED THE ABOVE REFERENCED FLOODPLAIN MAP FOR THIS DETERMINATION; FURTHERMORE, THE SURVEYOR DOES NOT CERTIFY THAT REVISED FLOODPLAIN INFORMATION HAS NOT BEEN PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR SOME OTHER SOURCE.

REPORT OF SURVEY:

THE PURPOSE OF THIS PROJECT WAS TO PREPARE AN ALTA/ACSM LAND TITLE SURVEY OF TWO PARCELS OF LAND LOCATED IN PART OF THE NORTHWEST QUARTERS OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4, EAST OF THE SECOND PRINCIPAL MERIDIAN, IN JOHNSON COUNTY, INDIANA, TOTALING APPROXIMATELY 22.8 ACRES. SAID PARCELS ARE LOCATED AT THE SOUTHWEST CORNER OF U.S. HIGHWAY NUMBER 31 AND COMMERCE DRIVE IN FRANKLIN, INDIANA. THE RECORDED SUBDIVISION PLATS FOR DEER TRACE SUBDIVISION SECTION ONE, THE MEADOWS AT SIMON FARMS SECTION ONE, THE MEADOWS AT SIMON FARMS SECTION FOUR, CUMBERLAND COMMONS SECTION 1A AND SIMON COMMERCIAL SUBDIVISION, ALONG WITH DEEDS FOR THE ADJOINING PROPERTIES, WERE USED AS REFERENCES FOR THIS SURVEY. RESEARCH FOR THIS PROJECT WAS CONDUCTED ON THE JOHNSON COUNTY GIS WEBSITE; http://beacon.schneidercorp.com/?site=JohnsonCountyN, AT THE JOHNSON COUNTY RECORDER'S OFFICE, AND THE JOHNSON COUNTY SURVEYOR'S OFFICE. FIELDWORK FOR THIS PROJECT WAS COMPLETED ON AUGUST 19, 2014. THE BASIS OF MEASURED BEARINGS USED FOR THIS SURVEY IS THE INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD83).

IN ACCORDANCE WITH RULE 12 OF TITLE 865 OF THE INDIANA ADMINISTRATIVE CODE. THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES OF THE LOCATIONS OF LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF THE AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS; INCONSISTENCIES IN OCCUPATION OR POSSESSION LINES; DISCREPANCIES OR AMBIGUITIES IN RECORD DESCRIPTIONS AND PLATS; AND RELATIVE POSITIONAL ACCURACY (UNCERTAINTY DUE TO RANDOM ERRORS IN MEASUREMENTS) OF THE LOCATION OF ANY POINT ON THE SURVEY RELATIVE TO ANY OTHER POINT ON THE SURVEY AT THE 95 PERCENT CONFIDENCE LEVEL. REFER TO THE FACE OF THIS SURVEY FOR ADDITIONAL INFORMATION REGARDING THIS DISCUSSION. AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS

REFERENCE MONUMENTATION FOR THIS PROJECT CONSISTED OF THE FOLLOWING: A STONE WAS RECOVERED AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4, EAST OF THE SECOND PRINCIPAL MERIDIAN PER THE JOHNSON COUNTY SECTION CORNER RECORD CE-40. A STONE WAS RECOVERED AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10 PER THE JOHNSON COUNTY SECTION CORNER RECORD CG-40. A STONE WAS RECOVERED AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10 PER THE JOHNSON COUNTY SECTION CORNER RECORD CG-42.

A REBAR WAS RECOVERED AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10 TWO IRON PINS WERE FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF COMMERCE DRIVE, GRANTED PER INSTRUMENT NUMBER 2006-023945. AS NOTED ON THE SURVEY. AN IRON PIN WAS FOUND AT THE NORTHEAST CORNER OF THE RIGHT-OF WAY GRANTED FOR COMMERCE DRIVE PER SAID INSTRUMENT. AS NOTED ON THE SURVEY.

VERY FEW MONUMENTS WERE FOUND ALONG THE SOUTH RIGHT—OF—WAY LINE OF SIMON ROAD PER THE LOCATIONS DEPICTED ON THE SUBDIVISION PLATS REFERENCED ABOVE.

SEVERAL REBARS AND IRON PINS WERE FOUND ALONG AND NEAR THE NORTH RIGHT-OF-WAY LINE OF COMMERCE DRIVE PER SAID INSTRUMENT, AS NOTED ON THE SURVEY. NO MONUMENTS WERE FOUND ALONG THE CENTERLINE OF SIMON ROAD.

THE CENTERLINE OF SIMON ROAD WAS RE—CREATED BY FIRST DRAWING THE PARCELS REFERENCED IN EXCEPTIONS 1 THROUGH 6 FOR PARCEL 2 PER THE ORIGINAL COMMITMENT FOR TITLE INSURANCE SUPPLIED TO SURVEYOR. ALL OF THESE EXCEPTION PARCELS FIT TOGETHER WELL AS A UNIT. THE LEGAL DESCRIPTIONS FOR ALL OF THESE PARCELS EITHER COMMENCED OR BEGAN AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10. THESE EXCEPTION PARCELS WERE THEN PLACED AS A UNIT ON THE STONE FOUND AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10. THE REBAR FOUND AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10 WAS HELD FOR LINE. THIS SOLUTION DID NOT FIT WELL WITH: OCCUPATION FOR THE PHYSICAL CENTERLINE OF MEADOW GLEN BOULEVARD (SAID CENTERLINE WAS 10' TOO FAR WEST); A REBAR FOUND AT THE NORTHEAST CORNER OF LOT 200 IN THE MEADOWS AT SIMON FARMS SECTION 4 WAS 10.2' WEST OF THE TRUE CORNER; AND DID NOT FIT WELL WITH ANY OF THE MONUMENTS FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SIMON ROAD. THIS SOLÚTION ALSO YIELDED A CLOSING DISTANCE FROM THE SOUTHEAST CORNER OF PARCEL 2 EXCEPTION 7 TO THE REBAR FOUND AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10 THAT WAS 10' TOO LONG. THIS SOLUTION WAS REJECTED. EITHER THERE ARE EAST-WEST ERRORS IN ONE OF THESE EXCEPTION PARCEL LEGAL DESCRIPTIONS OR THE ORIGINAL SURVEYOR OF THESE PARCELS DID NOT UTILIZE THE STONE FOUND AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10. THESE EXCEPTION PARCELS WERE THEN PLACED AS A UNIT ON A POINT 10.2' WEST OF THE STONE FOUND AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10. AGAIN, THE REBAR FOUND AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10 WAS HELD FOR LINE. THIS SOLUTION FIT WELL WITH; OCCUPATION FOR THE PHYSICAL CENTERLINE OF MEADOW GLEN BOULEVARD, THE REBAR FOUND AT THE NORTHEAST CORNER OF LOT 200 IN THE MEADOWS AT SIMON FARMS SECTION 4, THE CLOSING DISTANCE FROM THE SOUTHEAST CORNER OF PARCEL 2 EXCEPTION 7 TO THE REBAR FOUND AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10 AND THE FEW MONUMENTS FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SIMON ROAD

THIS SOLUTION WAS HELD AND UTILIZED TO RE—CREATE THE CENTERLINE OF SIMON ROAD. DUE TO A LACK OF MONUMENTATION AND OCCUPATION; THE NORTH, WEST AND EAST LINES OF THE PARCEL PER THE WARRANTY DEED RECORDED IN BOOK 272 PAGE 516 WERE RE-CREATED BASED ON THE RECORD BEARINGS AND DISTANCES EXACTLY AS STATED IN THE LEGAL DESCRIPTION. THERE ARE NO CONTROLLING CALLS IN SAID LEGAL DESCRIPTION TO THE CENTERLINE OF SIMON ROAD. THIS DEED ONLY REFERENCES " THE APPROXIMATE CENTERLINE " NO RECORDED DOCUMENTATION PERTAINING TO THE RIGHT—OF—WAY DEDICATION FOR U.S. HIGHWAY 31 WERE PROVIDED TO SURVEYOR EXCEPT FOR THE DEED REFERENCES AT THE NORTHEAST AND SOUTHEAST CORNERS OF THE SUBJECT PROPERTY, AS STATED ON THE SURVEY. NO RECORDED DOCUMENTATION PERTAINING TO A RIGHT-OF-WAY DEDICATION FOR THE NORTH PART OF SIMON ROAD WAS PROVIDED TO SURVEYOR. UNCERTAINTY DUE TO CONTROLLING REFERENCE MONUMENTATION IS ESTIMATED TO BE 3 FEET FOR THIS SURVEY.

INCONSISTENCIES IN OCCUPATION OR POSSESSION LINES ITEMS. SUCH AS FENCES. INDICATING OCCUPATION OR POSSESSION LINES. ARE SHOWN ON THE FACE OF THIS SURVEY WITH DIMENSIONS INDICATING THEIR POSITION RELATIVE TO THE LINES AND CORNERS OF THIS SURVEY. THE DIMENSIONS ARE GENERAL IN NATURE AND ARE SHOWN TO INDICATE THE MAGNITUDE OF ANY INCONSISTENCIES IN OCCUPATION OR POSSESSION LINES. ANY UNCERTAINTY ASSOCIATED WITH THESE ITEMS IS LIMITED TO THE MAGNITUDE INDICATED BY THE DIMENSIONS.

DISCREPANCIES OR AMBIGUITIES IN RECORD DESCRIPTIONS AND PLATS NO DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS WERE DISCOVERED AS PART OF THIS SURVEY, EXCEPT THOSE STATED ABOVE.

THIS SURVEY IS CLASSIFIED AS AN URBAN SURVEY AND IS WITHIN THE ACCEPTABLE RELATIVE POSITIONAL ACCURACY (0.07 FEET) AS DEFINED IN TITLE 865, ARTICLE 1, RULE 12, SECTIONS 1 THROUGH 19 OF THE INDIANA ADMINISTRATIVE CODE.

SURVEYOR'S NOTES:

1. THE BASIS OF MEASURED BEARINGS SHOWN HEREON IS THE INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD 83). 2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS THAT MIGHT EFFECT THE QUALITY OF THE TITLE TO THE TRACT DEPICTED HEREON WAS APPLIED FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 14-007939, WITH AN EFFECTIVE DATE OF JUNE 4, 2014.

. SURVEY AS SHOWN WAS PREPARED FROM A PART OF THE LEGAL DESCRIPTION, TOGETHER WITH SCHEDULE B, CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE REFERENCED ABOVE. THE SUBJECT PROPERTY DESCRIPTION SHOWN HEREON DOES NOT CONFORM TO THE LEGAL DESCRIPTIONS CONTAINED THEREIN. 4. PLOTTABLE BUILDING RESTRICTIONS, ENCUMBRANCES, AND EASEMENTS WHICH ARE LISTED IN THE TITLE COMMITMENT ARE SHOWN HEREON. PLEASE REFER TO YOUR TITLE ABSTRACT, DEED, GUARANTEE POLICY, TITLE COMPANY, LOCAL GOVERNMENTAL BODIES, LOCAL ORDINANCES, AND OTHERS, IN ORDER TO DETERMINE IF ANY ADDITIONAL AGREEMENTS, LIENS, WAIVERS, RESTRICTIONS, ENCUMBRANCES, AND EASEMENTS EXIST

5. THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN SHOWN PER FIELD OBSERVATIONS, MARKINGS, AND PROVIDED DOCUMENTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. NO WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY AND/OR COMPLETENESS OF INFORMATION PRESENTED ON UNDERGROUND UTILITIES, OR AS TO ITS FITNESS FOR ANY PARTICULAR PURPOSE OR USE. IN NO EVENT WILL WOOLPERT, INC., ITS EMPLOYEES, AGENTS, AND/OR ASSIGNS BE HELD LIABLE FOR ANY DAMAGES ARISING OUT OF THE FURNISHING AND/OR USE OF SUCH INFORMATION. THE UNDERGROUND UTILITIES AND THE PATH OF THE UTILITY LINES DEPICTED HEREON SHOULD BE CONSIDERED APPROXIMATE UNTIL THEY ARE EITHER RELOCATED BY CALLING THE INDIANA UNDERGROUND PLANT PROTECTION AGENCY AT 1—800—382—5544 OR UNTIL THEY ARE EXCAVATED TO VERIFY THE LOCATION AND PATH OF THE UTILITY LINES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. 6. CALL HOLEY MOLEY (1-800-382-5544) FOR EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

7. ONLY THE IMPROVEMENTS THAT WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE, ARE SHOWN ON THE FACE OF THIS PLAT. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH THINGS AS DUMPSTERS, TRAILERS, ETC.

8. PER 865 IAC 1-12-13 (14), "ZONING USE CERTIFICATIONS SHALL BE LIMITED TO THOSE FACTS THAT CAN BE COUNTED OR MEASURED." ZONING SETBACK REQUIREMENTS MAY BE SUBJECT TO LEGAL INTERPRETATION. PER ALTA/ACSM TABLE A OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS NOTE, "THE SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION". THEREFORE ANY CORRESPONDING SETBACK LINES AFFECTING THE SUBJECT SITE WHICH ARE BASED ON ZONING ORDINANCES HAVE NOT BEEN SHOWN ON THIS SURVEY. 9. NO WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY AND/OR COMPLETENESS OF INFORMATION PROVIDED BY GOVERNMENTAL

AUTHORITIES AND/OR THIRD PARTIES, OR AS TO ITS FITNESS FOR ANY PARTICULAR PURPOSE OR USE, INCLUDING BUT NOT LIMITED TO INFORMATION PRESENTED ON ZONING. SETBACK REQUIREMENTS, FLOOD HAZARD ZONES, AND WETLANDS AREAS. IN NO EVENT WILL WOOLPERT INC., ITS EMPLOYEES, AGENTS, AND/OR ASSIGNS BE HELD LIABLE FOR ANY DAMAGES ARISING OUT OF THE FURNISHING AND/OR USE OF SUCH INFORMATION.

10. POSSESSION LINES ARE REFERENCED AT MONUMENTED CORNERS OR AS SHOWN HEREON. POSSESSION LINES MAY VARY BETWEEN SAID CORNERS. NO PHYSICAL EVIDENCE OF OWNERSHIP SUCH AS FENCES OR WALLS WAS FOUND ALONG THE LINES OF THE SUBJECT TRACT EXCEPT AS SHOWN HEREON 11. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF INDIANA.

12. COMPARE THIS DESCRIPTION AND POINTS, BEFORE BUILDING, AND REPORT ANY DISCREPANCIES AT ONCE TO THE SURVEYOR.

THE SURVEYED ACREAGE OF THE SUBJECT PROPERTY IS SHOWN HEREON.

13. PROPERTY SHOWN HEREON MAY BE SUBJECT TO RIGHTS OR CLAIMS OF PARTIES IN POSSESSION UNKNOWN TO SURVEYOR. PROPERTY MAY BE SUBJECT TO UNRECORDED AGREEMENTS OR LEASES, IF ANY.

14. AS USED IN THIS SURVEY, CERTIFY IS DEFINED AS; "TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED". 15. THE FOLLOWING ITEMS WERE LISTED IN SCHEDULE B OF THE COMMITMENT NOTED IN NOTE 2, AND THE SURVEY RELATED ITEMS ARE LISTED HERE WITH OUR

9. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, LEGAL DRAINS, FEEDERS AND LATERALS, IF ANY. VISIBLE AND OBSERVED UTILITIES AND DITCHES ARE SHOWN HEREON. SURVEYOR IS NOT AWARE OF ANY LEGAL DRAINS LOCATED ON SUBJECT PROPERTY. 10. PERMANENT EXTINGUISHMENT OF ALL RIGHTS AND EASEMENTS OF INGRESS AND EGRESS TO, FROM AND ACROSS INSURED REAL ESTATE TO U.S. 31, A LIMITED ACCESS FACILITY. (PARCEL 1) THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 31 AS MONUMENTED AND OCCUPIED AND AS PARTIALLY DESCRIBED IN INSTRUMENT NUMBER 2006-023945 AND AS PARTIALLY DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 272 PAGE 516 IS SHOWN HEREON.

11. RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THE USE OF THAT PORTION OF THE PROPERTY WITHIN THE BOUNDS OF ANY ROAD OR HIGHWAYS, INCLUDING BUT NOT LIMITED TO U.S. 31, COUNTY ROAD 100 EAST, COUNTY ROAD 175 NORTH, COUNTY ROAD 200 NORTH, SIMON ROAD AND COMMERCE THE ROADS ADJACENT TO THE SUBJECT PROPERTY ARE SHOWN HEREON. NO RECORDED DOCUMENTS WERE PROVIDED TO SURVEYOR PERTAINING TO THE FORMAL DEDICATION OF RIGHT—OF—WAY FOR U.S. HIGHWAY 31, EXCEPT FOR THE DOCUMENTS REFERENCED IN ITEM 10 ABOVE. NO RECORDED DOCUMENTS WERE PROVIDED TO SURVEYOR PERTAINING TO THE FORMAL DEDICATION OF RIGHT—OF—WAY FOR SIMON ROAD, NORTH OF THE CENTERLINE THEREOF.

12. SANITARY SEWER EASEMENT GRANTED TO THE CITY OF FRANKLIN BY INSTRUMENT DATED JULY 27, 1990 AND RECORDED JULY 27, 1990 IN BOOK 258 PAGE 268. (PARCEL 1) DOCUMENT AFFECTS THE SUBJECT PROPERTY AND THE APPROXIMATE LOCATION OF THE EASEMENT IS SHOWN HEREON. SEE THE DOCUMENT FOR PROVISIONS AND <u>ADDITIONAL INFORMATION.</u> 13. EASEMENT FOR STORM DRAINAGE AND UTILITY PURPOSES 30 FEET IN WIDTH GRANTED TO MEADOWS AT SIMON FARMS DEVELOPMENT, INC. IN PARTNERSHIP

14. SIGN EASEMENT ACQUIRED BY FRANKLIN COMMUNITY SCHOOL CORPORATION PURSUANT TO SECOND AMENDED ORDER AUTHORIZING ACQUISITION OF PROPERTY UNDER CAUSE NO. 41D03-0506-MI-20, JOHNSON COUNTY SUPERIOR COURT 1, FILED SEPTEMBER 26, 2005 AND RECORDED SEPTEMBER 14, 2006 AS INSTRUMENT NO. 2006-23945. (PARCEL 1) THE "SIGN TRACT" AS DESCRIBED IN THE AFOREMENTIONED DOCUMENT DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON. 15. ACREAGE CONTAINED IN THE LEGAL DESCRIPTION OF THE SUBJECT REAL ESTATE IS SHOWN SOLELY FOR THE PURPOSE OF IDENTIFYING AND DESCRIBING THE INSURED LAND AND THIS SEARCH SHOULD NOT BE CONSTRUED AS INSURING THE QUANTITY OF LAND AS SET FORTH IN SAID DESCRIPTION.

WARRANTY DEED RECORDED JULY 2, 1997 AS INSTRUMENT NO. 97-14186. (PARCEL 2) DOCUMENT DOES NOT AFFECT THE SUBJECT PROPERTY AND THE EASEMENT IS NOT SHOWN HEREON.



SURVEYOR'S CERTIFICATE:

COUNTY OF MARION)

TO: MEIJER STORES LIMITED PARTNERSHIP, A MICHIGAN LIMITED PARTNERSHIP

SIMON FARMS, A GENERAL PARTNERSHIP; NELLIE I. SIMON, A 48/96 INTEREST; MARJORIE G. SIMON, A 12/96 INTEREST; GEORGE E. SIMON, A 12/96 INTEREST; THOMAS E. SIMON, A 8/96 INTEREST; MARTHA J. VAWTER, A 8/96 INTEREST; AND RICHARD SIMON, A 8/96 INTEREST FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS,

- 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B1), 7(C), 8, 9, 11(B), 14, 16, 17, 18 AND 21. OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON 08/09/14. THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF INDIANA, DOES HEREBY CERTIFY THAT THIS PLAT OF THE REAL ESTATE DESCRIBED HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF WAS EXECUTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE INDIANA SURVEY STANDARDS AS DEFINED IN TITLE 865, ARTICLE 1, RULE 12 OF THE INDIANA ADMINISTRATIVE CODE.

DAVID N. AYALA, LS INDIANA REGISTERED LAND SURVEYOR NO. 20000227 LICENSE EXPIRES 7/31/16

DATE:____

WOOLPERT, INC.

2 of 2

SHEET NO.

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